



THE
A-TEAM

**RE/MAX
FIRST**

2319 56 Street #95, Calgary T1Y 2M2

MLS® #: **A2202442**

Area: **Pineridge**

Listing Date: **03/20/25**

List Price: **\$339,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Row/Townhouse

City/Town:

Calgary

Year Built:

1975

Lot Information

Lot Sz Ar:

Lot Shape:

Finished Floor Area

Abv Sqft:

1,076

Low Sqft:

Ttl Sqft:

1,076

DOM

32

Layout

Beds:

3 (3)

Baths:

1.5 (1 1)

Style:

2 Storey

Parking

Ttl Park:

1

Garage Sz:

Access:

Lot Feat:

Park Feat:

Landscaped,Level

Stall

Utilities and Features

Roof:

Asphalt Shingle

Heating:

Forced Air,Natural Gas

Sewer:

Ext Feat:

Private Yard

Construction:

Stucco,Wood Frame

Flooring:

Carpet,Hardwood

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Dryer,Range Hood,Refrigerator,Stove(s),Washer

Int Feat:

Ceiling Fan(s),Closet Organizers,French Door

Utilities:

Room Information

Room

Level

Dimensions

Room

Legal/Tax/Financial

Level

Dimensions

Condo Fee:

\$466

Title:

Fee Simple

Fee Freq:

Monthly

Zoning:

M-C1

Legal Desc:

7610799

Remarks

Pub Rmks:

Welcome home to this 3 bed, 1.5 bath home in the established community of PINERIDGE! This home has been lovingly cared for by its current owners for over 30 years! It is now time for a new family to love it! This home has been recently PROFESSIONALLY PAINTED & also boasts real HARDWOOD FLOORS & brand new CARPET. Completely move in ready describes this home to a T. As you enter the foyer note the cedar plank feature as well as closet space. The living room is huge & leads to a cute half bath. Across from the bath head upstairs to your 3 BEDROOMS & FULL 4 pc BATH! Head back downstairs to the very generous kitchen w/excellent condition WOOD CABINETS as well as newer dishwasher & stove. There is a good sized eating space w/room for a table for 6 if desired. The kitchen area leads to the very cute SOUTH back yard - FULLY FENCED! It is here that you really feel the fact that this is an END UNIT HOME. There is visitor parking right outside the home as well as an assigned parking space marked with number 95 (pls feel free to park here when you come to view this home). Not only do you have all of these features but you also have a FULLY FINISHED BASEMENT (was fully developed when the current owners bought the home decades ago). The basement has 2 very usable rooms - FRENCH DOORS close them off & these would be perfect spaces for a HOME OFFICE, REC ROOM, PLAY ROOM, MEDIA ROOM - the possibilities are endless. The washer and dryer are in their own room and there is plenty of storage throughout. The hot water tank is only 2 years old and furnace has been service regularly. Don't miss this affordable home!

Inclusions:

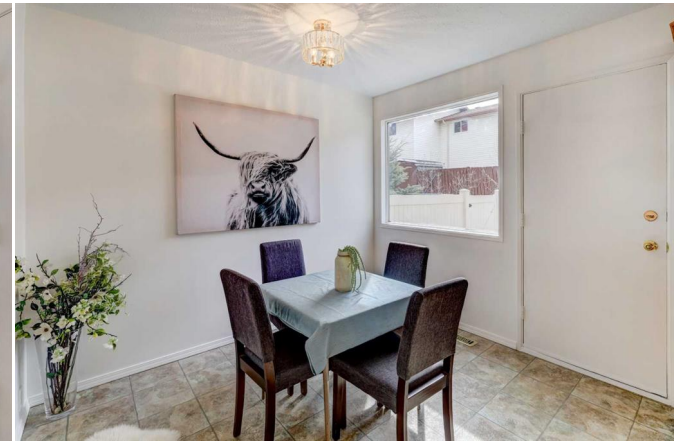
N/A

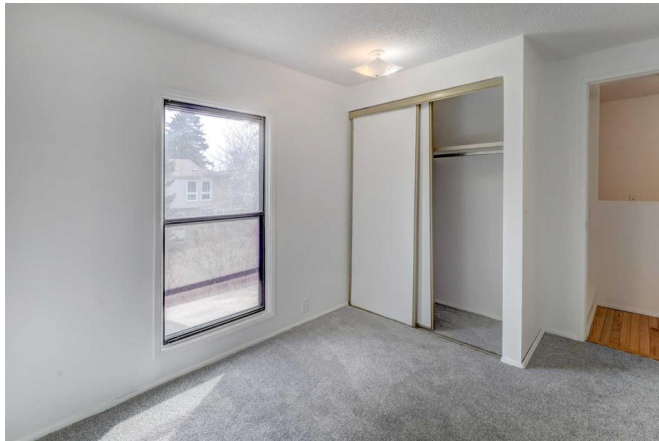
Property Listed By:

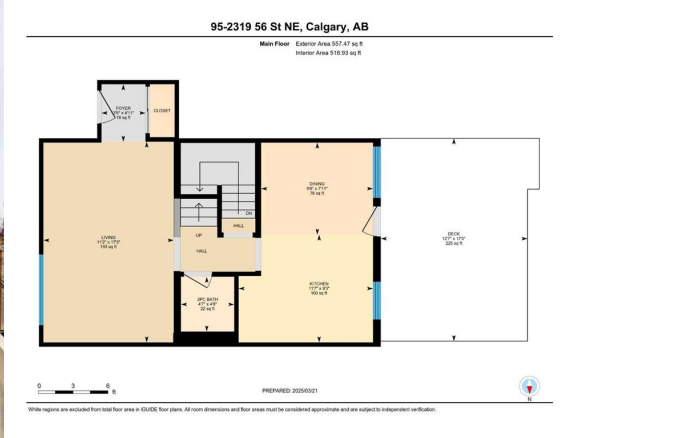
Century 21 Masters

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









95-2319 56 St NE, Calgary, AB

2nd Floor
Exterior Area 516.78 sq ft
Interior Area 494.20 sq ft

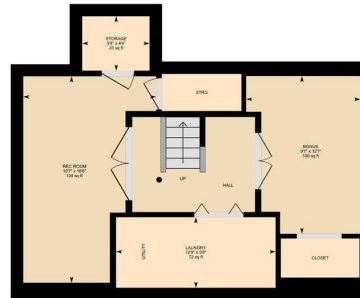


PREPARED: 20250521

White regions are excluded from total floor area in GUSIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

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Basement (Below Grade)
Exterior Area 577.73 sq ft
Interior Area 477.20 sq ft



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